Karen Johnson Davidson County
Batch# 975924 DEEDWARR
03/01/2023 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,264.03
20230301-0014697

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143550** MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $611,900.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2023. Notary Public My Commission Expires: 01/22/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grant James and Casey Kyles 413 High Point Terrace Brentwood TN 37027	~~New Owner~~ Primis Mortgage Co. 1001 Military Cutoff Rd Ste 330 Wilmington, NC 28405	Tax Parcel ID No. 181 10 0D 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew C. Greene and Madeline N. Greene, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant W. James, unmarried, and Casey P. Kyles, unmarried, with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot 3 on the Plan of Jackson Valley Subdivision, Section One, of record in Instrument 20070808-0094664, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew C. Greene and Madeline N. Greene, husband and wife, by Warranty Deed from Toren Blanco and wife, Brenda Blanco, of record in Instrument No. 20160405-0032376, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jackson Valley Subdivision, Section One, as recorded in Instrument No. 20070808-0094664.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070322-0035003; as Amendment recorded in Instrument No. 20110713-0053717.

Stormwater Detention as set forth in instrument recorded in Instrument No. 20060512-0055724.

This is improved property located at 413 High Point Terrace Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2023.

Andrew C. Greene

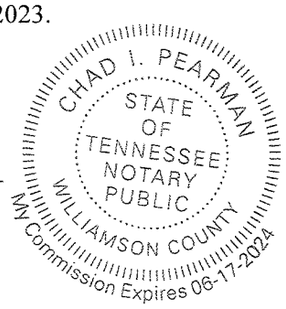
Madeline N. Greene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew C. Greene and Madeline N. Greene, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2023.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Katelyn Seng, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/28/23 (date of document).

Affiant Signature

3/1/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY